

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, January 17, 2007, in the Council Chambers, 45 West 100 South, at 7:00 pm.

AGENDA

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION/INSPIRATIONAL THOUGHT**
4. **CONSENT AGENDA**
 - a. Minutes
 1. January 3, 2007
 2. January 11, 2007
 - b. Bills
 1. \$114,237.63
5. **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

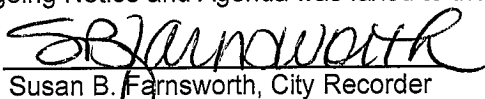
Public Forum will be held to a 30 minute maximum with each speaker given no more than 5 minutes each. If more than 6 Speakers, time will be adjusted accordingly to meet the 30 minute requirement
6. **FORMAL PUBLIC HEARINGS**
7. **UNFINISHED BUSINESS**
 - a. Discussion and possible action with regard to a Road Impact Fee Analysis
 - b. Discussion and possible action with regard to East Santaquin Meadows Money in Lieu of water shares
8. **NEW BUSINESS**
 - a. Review of the 2005-2006 FY Audit – Larson and Company
 - b. Review and possible action with regard to a T-Mobile Contract
 - c. Certification of the Northeast Santaquin Annexation
 - d. Authorization for the Mayor to sign the Transportation Enhancement Project Intent to Fund
 - e. Discussion and possible Preliminary Approval with regard to the Orchard Subdivision
 - f. Discussion and possible action with regard to the Center Street Rental
9. **BUSINESS LICENSES**
10. **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
11. **PETITIONS AND COMMUNICATIONS**
12. **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
 - a. Planning Commission
 1. General Update
 - b. Chamber of Commerce
 1. General Update
13. **REPORTS BY MAYOR AND COUNCIL MEMBERS**
 - a. Mayor DeGraffenried
14. **EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)
15. **EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
16. **ADJOURNMENT**

If you are planning to attend this Public Meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City ten or more hours in advance and we will, within reason, provide what assistance may be required.

CERTIFICATE OF MAILING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was faxed to the Payson Chronicle, Payson, UT, 84651.

BY:


Susan B. Farnsworth, City Recorder

POSTED:

CITY CENTER, POST OFFICE, ZIONS BANK
® Amendment to Agenda

**MINUTES OF A COUNCIL MEETING
HEDL IN THE COUNCIL CHAMBERS
JANUARY 17, 2007**

Mayor James E. DeGraffenried called the meeting to order at 7:00 pm. Council Members Filip Askerlund, Tracey Roberts, Arthur Adcock, Martin Green and James Linford were present.

Also attending: City Manager Stefan Chatwin, Legal Counsel Brett Rich, City Planner Dennis Marker, Sergeant Rod Hurst, Larson and Company Representative Russell Olson, T-Mobile Representative Jerome Gourley, Garrett Seely, Chamber of Commerce Representative Kay Tischner, and Andrew Moleff.

PLEDGE OF ALLEGIANCE

Council Member Askerlund led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Council Member Adcock led a moment of silence in memory of those serving and lives lost in Iraq because Mr. Gourley, who's son was killed, was present in the audience.

CONSENT AGENDA

Minutes

January 3, 2007

January 11, 2007

Bills

\$114,237.63

Council Member Askerlund moved to approve the Consent Agenda. Council Member Roberts seconded the motion. The Vote was unanimous.

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Nothing

FORMAL PUBLIC HEARINGS

Nothing

BUSINESS LICENSES

Nothing

MOVE TO ITEM 8B

Review and possible action with regard to a T-Mobile Contract

Mr. Gourley addressed the Mayor and Council with regard to co-locating on the current telecommunications tower. T-Mobile proposes adding an additional antenna to the tower, which would require an additional 15 foot by 16 foot of ground space to house additional equipment. Mr. Gourley suggested placing the equipment to the East of the existing equipment area. By placing the equipment at that location, the existing trees would not be disturbed. The proposed antennas would be located lower on the existing tower. The proposed lease would be paid at a rate of \$1000 per month to the City; the terms would include annual increases of 2% per year with a 30-year lease. If the City were to require the relocation of the existing tower, a park light pole could be utilized to house the equipment. The City would not be responsible for any damages to the towers, as each telecommunication provider is individually insured. If the Mayor and Council were in agreement with the Contract, the project would commence in 2008. City Planner Marker indicated the best scenarios would be for co-location instead of constructing new sites.

Council Member Linford moved to authorize the City Staff to work with T-Mobile to draft a contract for co-locating on the existing tower. Council Member Askerlund seconded the motion. The vote was unanimous.

**MOVED TO ITEM 12-B-1
Chamber of Commerce
General Update**

Mr. Tischner indicated the annual Chamber Banquet would be held on February 8, 2007 at the Red Barn. He reported the meeting dates for the Chamber meetings have been changed to the 3rd Wednesday of each Month. The Chamber has requested the City purchase a computer, in place of the City's annual support payment, for their use as well as allow them to use the vacant Police Department as an office area. The Chamber also requested a Staff Member be assigned as a City Liaison. It was reported that the Chamber collected \$1670 in dues with their expenses totaling \$8163. Fundraisers that were held during the year compensated for the difference between the revenue and expenses.

Council Member Adcock was told that one of the personal goals of Mr. Tischner as a Nebo School District Representative was to have a Junior High and High School within the City Boundaries. Mr. Tischner reported there are currently approximately 25,000 students within the Nebo School District. It is projected that by 2010 there will be approximately 28,000 students. Mr. Tischner was encouraged that the School District was readdressing student growth. This would ensure that school district would have sufficient class space.

UNFINISHED BUSINESS

Discussion and possible action with regard to a Road Impact Fee Analysis

City Manager Chatwin indicated if the Mayor and Council Members so desired they could have J-U-B Engineering complete a Road Impact Fee Analysis, it could be paid for out of "Money in Lieu of Water" fund. It was reported that the analysis would cost approximately \$20,000 to complete. Council Member Adcock voiced a concern that the City may be assessing "Impact Fees" to a point that would impact development. Council Member Roberts indicated the Council shouldn't compare themselves to other communities with respect to fee and development costs. The impact fees should be implemented at the need of the City not as a trend of the surrounding Communities.

Council Member Adcock moved to authorize J-U-B to complete the Road Impact Fee Analysis. Council Member Askerlund seconded the motion. City Manager Chatwin indicated he would present to the Council the cost associated with the analysis when it is available to him. After a brief discussion, the vote was unanimous.

**NEW BUSINESS
MOVE TO ITEM 8A**

Review of the 2005-2006 FY Audit – Larson and Company

Mr. Olson of Larson and Company presented the Mayor and Council with the final 2005/2006 Fiscal Year Audit. Mr. Olson indicated there weren't any of the General Fund Departments that went over budget during the 2005/2006 Fiscal Year; however the Senior Citizens Fund was deficient by \$372 (see a complete audit at the City Office).

Certification of the Northeast Santaquin Annexation

City Recorder Farnsworth reported that she was not able to complete the required certification of the annexation due to there being a property owner not identified on the submitted annexation map. The State Statute requires the petitioner submit a recordable map, which the presented map was not (see attachment "A" for letter). During the February 7, 2007 Council Meeting the City Council will formally deny the annexation.

Authorization for the Mayor to sign the Transportation Enhancement Project Intent to Fund

It was reported the J-U-B Engineering drafted a cost estimate for 1600 LF of project to establish a safe walking trail. The cost estimate included \$451,400 construction cost, \$306,552 contingency cost and \$50,000 for right of way costs. The total project would cost approximately \$800,000. Completion of the project would provide a safe route for the students to the Orchards Hill Elementary School from South and East of the school. Santaquin City would be responsible for a portion of the costs. They have the option of using construction labor to help offset their cost. There could also be a cost offset from other forms of grants.

Council Member Green moved to authorize Mayor DeGraffenried to sign the Transportation Enhancement Project Statement of Intent to Fund. Council Member Linford seconded the motion. Council Members Askerlund, Adcock, Green and Linford voted in favor of the motion. Council Member Roberts voted against the motion.

Discussion and possible Preliminary Approval with regard to the Orchard Subdivision

City Planner Marker reviewed the preliminary plans with regard to the Orchards Subdivision (see attachment "B" for Staff reports and recommendations). Council Member Roberts indicated he was under the impression the lot sizes would be larger than what is being presented. He was told the proposed density is less than what the Annexation and Development Agreement allowed. Council Member Adcock indicated he has concerns with the project but is bound by past Council actions. Council Member Askerlund asked at what point the park would be completed. He was told that the Mayor and Council would set the development time frame. Council Member Green indicated Mr. Seely inherited a development problem and has presented a positive solution to this problem.

Council Member Linford moved to grant preliminary approval for the Orchard Subdivision. Council Member Askerlund seconded the motion. Council Member Askerlund, Roberts, Green and Linford voted in favor of the motion. Council Member Adcock voted against the motion.

Discussion and possible action with regard to the Center Street Rental

A discussion was held with regard to the Center Street Rental. The Mayor and Council were told the renters had vacated the property as well as a preliminary asbestos study obtained. Staff indicated that someone had removed all the door handles both on the interior and exterior of the home so at this point the property is not secured. Brad Olson of Olson Greenhouse submitted a letter of recommendation with regard to the trees located on the property (see attachment "C").

Council Member Green moved to proceed forward with tearing down the home but save the trees in the process. Council Member Adcock seconded the motion. The vote was unanimous.

ITEM 7B

Discussion and possible action with regard to East Santaquin Meadows Money in Lieu of water shares

The Developers of the East Santaquin Meadows project submitted a request to pay money in lieu of water to complete the water requirements of the proposed project. Chris Nowell, Construction Manager, indicated through a submitted request, that they had available to them approximately 29 Summit Creek Water Shares of the approximately 76.38 acre feet of water required for their project. If the Mayor and Council Members agreed to allow the Developers to pay money in lieu, they would be required to pay approximately \$47,000.00 (see attachment "D" for request).

Council Member Adcock reported he attended the Summit Creek Irrigation Share Holder Meeting and was told that with each share the City owns the City accepts a larger portion of floodwater liability.

Council Member Linford voiced concerns that there hasn't been an approved plan or a Development Agreement for this project. He indicated he would not be in favor of allowing any concessions until the project plans are approved.

Council Member Linford moved to authorize East Santaquin Meadow to pay money in lieu of water for the balance of approximately 14 shares contingent on a mutual Development Agreement being in place, which will reside with the land. If the contingency is not agreeable, the Developer must supply only Summit Creek irrigation shares for the entire water requirement. Council Member Green seconded the motion. The vote was unanimous.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Nothing

PETITIONS AND COMMUNICATIONS

Nothing

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

Planning Commission

General Update

City Planner Marker reported the Planning Commission has completed their review of the Development Review Process. They will be holding a Public Hearing shortly.

City Manager

General Update

City Manager Chatwin reported he had a draft Resolution that could be sent to the Legislation recognizing Santaquin as a Utah Farming Heritage District. Copies will be available for the Council's review.

City Manager Chatwin presented the Council with a draft Capital Improvement Project Plan. The Council Members will review the list of suggested additions.

Council Member Linford indicated the Public Works Department has done a great job is keeping the roads cleared during the storms.

City Manager Chatwin will be meeting with the UDOT Planner with regard to Commuter Rail. He will present an update at a future Council Meeting.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor DeGraffenried

Mayor DeGraffenried reported a Special Council Meeting would be held next Wednesday beginning at 6:30 pm. A Public Hearing on a proposed Ordinance amending certain provisions of the Santaquin City Code concerning the organization, responsibilities, terms of Members and removal of Members of the Santaquin City Planning Commission will be held that evening.

Council Member Askerlund reported he has received calls from volunteers for Santaquin Days. A meeting will be held in the near future to form Committee Heads.

Council Member Askerlund proposed having a City wide cleanup as well as helping to clean the museum.

Council Member Roberts was told the Capital Improvement Project list was not drafted in priority order.

Council Member Adcock asked what the "relationship" was with the cable company. He was told the cable provider pays a franchise tax to the City but the City doesn't impose any regulations for them.

Mayor DeGraffenried indicated it was time to elect a new Mayor Pro-Tem. Council Member Roberts indicated he would like each of the Council Members to have the opportunity to serve in this capacity.

Council Member Green reported he didn't want to attend the next Chamber of Commerce Meeting without having an answer to the "home" issue. A discussion was held as to where to house them. A Chamber Representative requested using the vacated Police Department with the City purchasing a computer for them to use, as stated previously. The question was asked as to how the utilities and phone would be paid. It was suggested the City pay the utilities as well as provide a computer only for their use.

A discussion was held with regard to attending the Chamber installation banquet. The City will purchase tickets for the Council Members.

Council Member Linford suggested holding a work session after the Special Council Meeting to discuss the Utility Fee Schedule.

EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)

Nothing

EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)

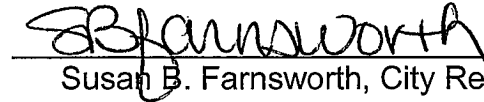
Nothing

ADJOURNMENT

At 9:30 pm Council Member moved to adjourn. Council Member seconded the motion. The vote was unanimous.

Approved on February 7, 2007.


James E. DeGraffenried, Mayor


Susan B. Farnsworth, City Recorder



Susan B Farnsworth
City Recorder

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Santaquin, UT 84655
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(801) 754-1620 fax

MEMO

TO: Mayor James E. DeGraffenried and Council Members
CC: City Manager Chatwin
FROM: Susan
DATE: January 16, 2007
RE: **Certification of the Northeast Santaquin Annexation**

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Mayor and Council Members,

Attached is a letter with regard to the Certification of the Northeast Santaquin Annexation. At the time the proposed annexation was being reviewed, it was found that the map didn't include all the property owners listed on the Utah County Records.

The Engineer was contacted and requested time to research this issue on his own. He was told the issue is time sensitive and the Mayor and Council Members were required to be notified of the Certification status.

As of this time the annexation is not certifiable, however by the time of City Council Meeting, there may be additional information that will change the certification status.

I will have an update to all of you as quickly as it is available to me.





Susan B. Farnsworth  
City Recorder  
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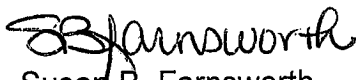
January 16, 2007

Honorable Mayor and Council Members:

By my Signature below I hereby certify, acting in my capacity as Recorder for the City of Santaquin, that the annexation petition/petitions known as the **NORTHEAST ANNEXATION** filed with the city, does **NOT** comply with the requirements of state statute 10-2-401. I further certify that the petition does comply with all stipulations contained in 10-2-403 (3)(c)(i).

The submitted map is not accurate due to not listing Brower, B. Richard and Fran L. as owners of property adjacent to SR198.

Respectfully,

  
Susan B. Farnsworth  
Recorder, Santaquin City

cc: Santaquin City Planning Commission  
Utah County Commission  
Nebo School District  
Central Utah Water Conservation District



## MEMORANDUM

August 18, 2006

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To: Mayor DeGraffenried and City Council via Planning Commission  
From: Dennis Marker, City Planner  
RE: The Orchards Subdivision (Preliminary Review)      Zone: R-10 with PUD Overlay  
800 North Center Street      Acres: 139+/-  
Buildable Lots: 359

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### **Background:**

Mr. Garrett Seely, representing Double G Investments, LLC, is seeking preliminary approvals of a 359 lot subdivision at approximately 800 North Center Street (**See attached map and subdivision plans**). The Development Review Committee (DRC) has reviewed the proposal. Major issues that were discussed in DRC meetings included trails and pedestrian connections, sewer, storm drainage and master planned road systems. The Planning Commission held a public hearing on this proposal during their January 11, 2007 meeting and after their review have forwarded a positive recommendation of the development to the City Council (**See attached Draft Planning Commission minutes**).

The subject area is bounded on the south by existing subdivisions built under the R-10 Zone standards. The north boundary of the development is bordered by the Union Pacific Railroad Company's right-of-way and the Strawberry highline canal. Lands further north are occupied by agricultural operations. Properties to the west are currently being leased for agricultural purposes, but will be presented to the City for review as part of future phases in The Orchards. Lands to the east are owned primarily by the Stratton family and used for agricultural crop production. The standards for development of this area have been established by the annexation and development agreement contract with the City.

### **Analysis:**

#### Lot Standards.

The annexation and development agreement establishes that this area would be developed under a PUD overlay (PUD-2 and 3, according to the development agreement). That overlay included single family interior lots with a minimum area of 5,000 square feet and corner lots with a minimum of 6,000 square feet. All the lots in the proposed subdivision follow those criteria except for one corner lot, Lot 358, which has 5,884 square feet. Lots in this phase range in area from 5,276 square feet to 14,461 square feet.

Access.

The subdivision will have direct access off Center Street, 100 East, 200 East, 100 West, 210 West. Roads in the development will be stubbed to the west and east to tie in with future developments and be in accordance with the City's Master Circulation Plan. All proposed lots would have direct access off of public streets. No private streets are proposed within this phase of the development. All improvements will comply with the City approved street cross-sections.

Impact on Adjacent Properties.

**Traffic.** The largest impact on the adjacent properties will be the increased amounts of traffic in the area. To limit these impacts on existing neighborhoods, the applicant is proposing to install a collector street along the railroad and a major local road through the middle of his development. These two roads would carry traffic to Center Street, 200 East, and to 350 West in the Future. Traffic modeling has been conducted to evaluate the traffic loads created by this development as well as future phases to insure adequate street widths, travel lanes, and appropriate alignments of intersections are constructed. Road systems are being designed to handle the subject development as well as future phases to the west and east.

**Agricultural Operations.** The orchards surrounding the development are part of functioning agricultural operations, which utilize pesticides, burning of woody materials, irrigation, and working hours not always consistent with residential neighborhoods. Persons moving into the subject development should be made aware of these and other possible impacts associated with orchard farming. Staff suggests the following language be attached to the subdivision plat

"This area is subject to the normal, everyday sounds, odors, sights, equipment, facilities, and any other aspects associated with agricultural lifestyle. Future residents should also recognize the risk inherent with orchard farming including the use of pesticides."

Furthermore, Goal 3 of the City's Community Vision, as found in the City's General Plan, is to provide a strong business tax base by "requiring buffering of incompatible (i.e. residential) land uses." The developer is proposing to install a 6 foot vinyl fence along those properties agricultural properties which will help to shield them from residential impacts.

The applicant should also be sensitive to air borne particulates and matter caused by the proposed development which may affect the adjacent agricultural operation as well neighboring residents. The SCC, §11-6-3, states that "until the time of dedication to and acceptance by the city, the subdivider shall be responsible for maintaining existing road surfaces suitable for travel by the public. The subdivider shall be responsible for **all dust and mud control and all claims and damages resulting from failure to maintain a construction or development area**" (emphasis added).

**Railroad Right-of-way and the Strawberry Highline Canal.** City Ordinance, 11-5-4.D, requires that any subdivision bordering the railroad or canal property must be reviewed by the appropriate company. These approvals can take place simultaneously with the City's review, but must be completed before the City can grant final approvals. Review of the proposal by the UPRR and the Strawberry Highline Canal Company has not been completed to date.

Section 11-6-14.B. also requires that fencing be provided along all canals and railroads. Such fencing must be "a minimum six foot (6') fence of a nature which is typically difficult to climb, such as, but not limited to, smooth surfaced concrete, or an equivalent feature, along all open ditches, canals, waterways, open reservoirs, bodies of water, railroad rights of way, and other such features of a potentially hazardous nature, on or contiguous to the property being subdivided as determined by the Planning Commission and City Council." The applicant has shown that he would be installing a 6' tall chain link fence along the railroad and canal properties.

Sensitive Lands.

There are no areas with 30% or greater slopes within this development. According to data obtained from the State Automated Geographic Reference Center (AGRC) this is an area with water tables around 10 feet below the surface. Appropriate percolation tests and groundwater tests will need to be conducted to assure appropriate building depth standards are maintained as homes are built.

Recreation Amenities.

Parcels A, B, C, and D are being dedicated to the City for future park facilities. Recreation trails will also be constructed from the railroad crossing to the south along Center Street and along the proposed Ginger Gold Road. The future higher density area will also contain a neighborhood park, pavilion and recreation amenities for the area.

**Notice Response:**

Inquiries have been posed to staff about the development and time until ground breaking will begin. Some residents in the adjacent neighborhoods have commented that it is unfortunate that the orchards won't remain in their backyards, but that they understand development taking place.

**Recommendation:**

The Planning Commission has forwarded a positive recommendation to the City Council for the preliminary approval of The Orchard development located at approximately 800 north Center Street, based on the following findings and subject to the following condition:

**Findings**

1. The development is eligible for PUD status and increased densities based on the amenities being provided in accordance with the North Orchards Annexation and Development Agreement of which the proposed development is under.
2. The development complies with the standards for development which have been adopted and approved as part of the North Orchards Annexation and Development Agreement of which the proposed development is under.

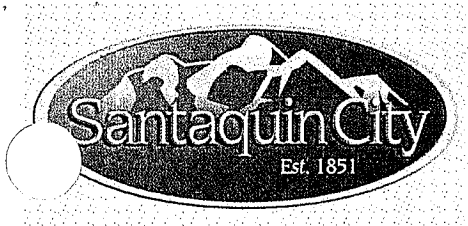
**Condition**

1. That lot 358 has a minimum of 6,000 square feet.

Dennis L. Marker  
City Planner

**PLANNING COMMISSION MINUTES**

Santaquin City Council Chambers, 45 West 100 South  
January 11, 2007



**Present:** Planning Committee Members Carolyn Callahan, Rex Bean, Allen Reed, Mark Westover, John Chatterley, Glenl Wear, City Manager Stefan Chatwin, City Councilman Filip Askerlund, City Planner Dennis Marker, Planning Commission Clerk Linda Midgley.

**Visitors:** LaRain Goodall, Zaloma Goodall, Wayne Holland, Ryan Lind, Chris Michalek, Garrett Seely, and other unidentified individuals.

Commissioner Rex Bean called the meeting to order at 7:03 p.m.

**AGENDA**

Item 6, a lot line adjustment at Cedar Point E subdivision, was deleted from the agenda as Planning Commission review was not necessary.

**PLEDGE OF ALLEGIANCE**

Commissioner Rex Bean led those present in the Pledge of Allegiance.

**PUBLIC FORUM**

Commissioner Rex Bean opened the Public Forum. No business was brought to the attention of the Commission. Commissioner Bean declared the Public Forum closed.

**PUBLIC HEARING – The Orchards Subdivision**

Allen Reed made a motion to open the public hearing on The Orchards, a preliminary review of a proposed subdivision located at approximately 800 North Center Street. Doug Rhobock seconded the motion. The vote was unanimous.

Garrett Seely, representing Double G Investments, LLC, has submitted an application for The Orchards, one phase of the North Orchards development agreement area. Dennis Marker said the agreement established certain densities for homes in the area, provided certain amenities were provided. Future phases will include cluster housing and high density units, as well as single family lots between 8,000 and 20,000 sq. ft. The Orchards subdivision will consist of detached single family homes on lots from 5,400 to 14,000 sq. ft. Interior lots are required to have a minimum of 5,000 sq. ft., and corner lots 6,000 sq. ft. One lot does not meet the required square footage, but the boundary can be easily adjusted to meet the requirements.

The major subdivision roads will tie into existing streets. Royal Land Drive will serve as a collector road and tie into 350 West. Another collector road, Ginger Gold Road, will parallel the railroad tracks. The roads will be numbered as well as named. The two collector roads run east to west. Recreational trails will run beside the Center Street arterial road and Ginger Gold Road. Both trails comply with the current trails general plan for the City. All roads will tie into other city core roads, filter out to the north or exit on 200 East. A Traffic Impact Study has been completed, and the roads were designed to handle the anticipated traffic. All roads have parkstrips and sidewalks on both sides. The City and developer are currently evaluating what off-site improvements will be needed to handle the increased traffic.

## PLANNING COMMISSION MINUTES

January 11, 2007 – Page 2

### The Orchards, Continued:

A 20 acre piece north of the railroad tracks will be dedicated to the City for use as a park. Nebo School District owns land for an elementary school to the east. A pool, tot lots, gazebos and other amenities are also planned in future phases. Dennis Marker said the proposal follows the development agreement adopted by the City and approved by the City Council. Staff recommended forwarding the proposal to City Council with a positive recommendation, contingent on the developer fixing the lot area on Lot 358.

Allen Reed asked what offsite amenities and improvements might be needed. Dennis Marker said the City had asked for an amendment to the traffic study, to consider the impact of traffic going north to the commercial area in Payson. The City has also asked for improvements to be made to the Highline bridge, which is too narrow to handle an increase in northbound traffic. Doug Rhobock said the section of road from 400 North to 700 North was poorly reconstructed and he had some concerns with the roads into the property. Mr. Marker said the development agreement calls for the developer to make any needed off-site improvements, which would be addressed at final. Rex Bean asked what type of boundary was planned between the agricultural and residential areas. Mr. Marker said the developer had proposed installing a 6 foot vinyl fence, which had been noted on the plans and would be bonded for.

Carolyn Callahan asked if any lot sizes had changed since the concept was presented. Garrett Seely said they had not, but the lot line on Lot 358 would be adjusted to meet the required size. Mr. Marker said there was some concern about the building footprints, because of the smaller lot sizes. Mr. Seely said narrower two story homes would be built, and displayed pictures similar to the ones planned for the area.

The Planning Commission opened the floor to public comment. Wayne Holland said he understood lots would be larger in the City, and he thought the City had previously said no to smaller lots. He said the houses were really close, which was uncomfortable and not suitable for Santaquin. Mr. Holland said Payson was still not packing houses in closely like this subdivision, and asked why Santaquin had to do so. Doug Rhobock said the simple answer was that development agreements allowed for this situation. He recommended that anytime Mr. Holland saw a public notice for a development agreement, to attend the City meeting where the agreement would be discussed. Rex Bean said this development agreement had been in place since 2004. Stefan Chatwin said the City has turned down applications for smaller lots in the past, but that was in areas that did not have a development agreement.

Ryan Lind asked if the current sewer lagoons would be able to handle the increase in population. City Manager Stefan Chatwin said the current lagoons combined with the planned sewer expansion could handle all currently proposed City development. Ryan Lind asked how many pump stations would be put in the subdivision. Dennis Marker said the developer is looking at one additional one at this point.

Mr. Lind said the Highline bridge was a big concern, and he felt it was only a matter of time before a cement truck went off the side. Doug Rohbock said construction vehicles would need to be brought in to the subdivision another way. Mr. Lind asked about future schools. Mr. Chatwin said the City and Nebo School District had discussed the City's projected growth pattern.

**PLANNING COMMISSION MINUTES**

January 11, 2007 – Page 3

**The Orchards, continued:**

Mr. Lind said the EMS and fire department are concerned about using street names rather than numbers, which can make it difficult to find a street on an emergency call. Garrett Seely said they were implementing a grid system to help with street location. Road signs would have names and coordinate numbers on them.

Mr. Lind said he was also concerned about City water pressure, which can drop significantly with building. Mr. Chatwin said the City Engineer is looking at possible water pressure changes. The developer is required to ensure pressure is sufficient for fire hydrants, and that there is minimal or no impact on water pressure in other areas of the City because of the development. Mr. Lind suggested, since the City would be responsible to put a fence in the park, that the City contact the company installing fence for the development in order to save on costs. Mr. Chatwin said he thought that was a good idea, and the City could look at doing that.

Mr. Seely said he thought the plans for the higher density area would be underway by the end of 2007. The agreement allows for 10 units per acre, but Double G Investments plans to build only 7 per acre, with amenities such as a pool, trails, gazebos, parks and tot lots. The minimum distance between the single family homes will be 13 feet. The narrow distance is partly to help eliminate vehicle parking between homes. Mr. Lind said the narrow area could make it difficult for emergency vehicles, and could be even smaller if landscaping is done between the houses.

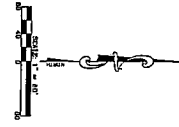
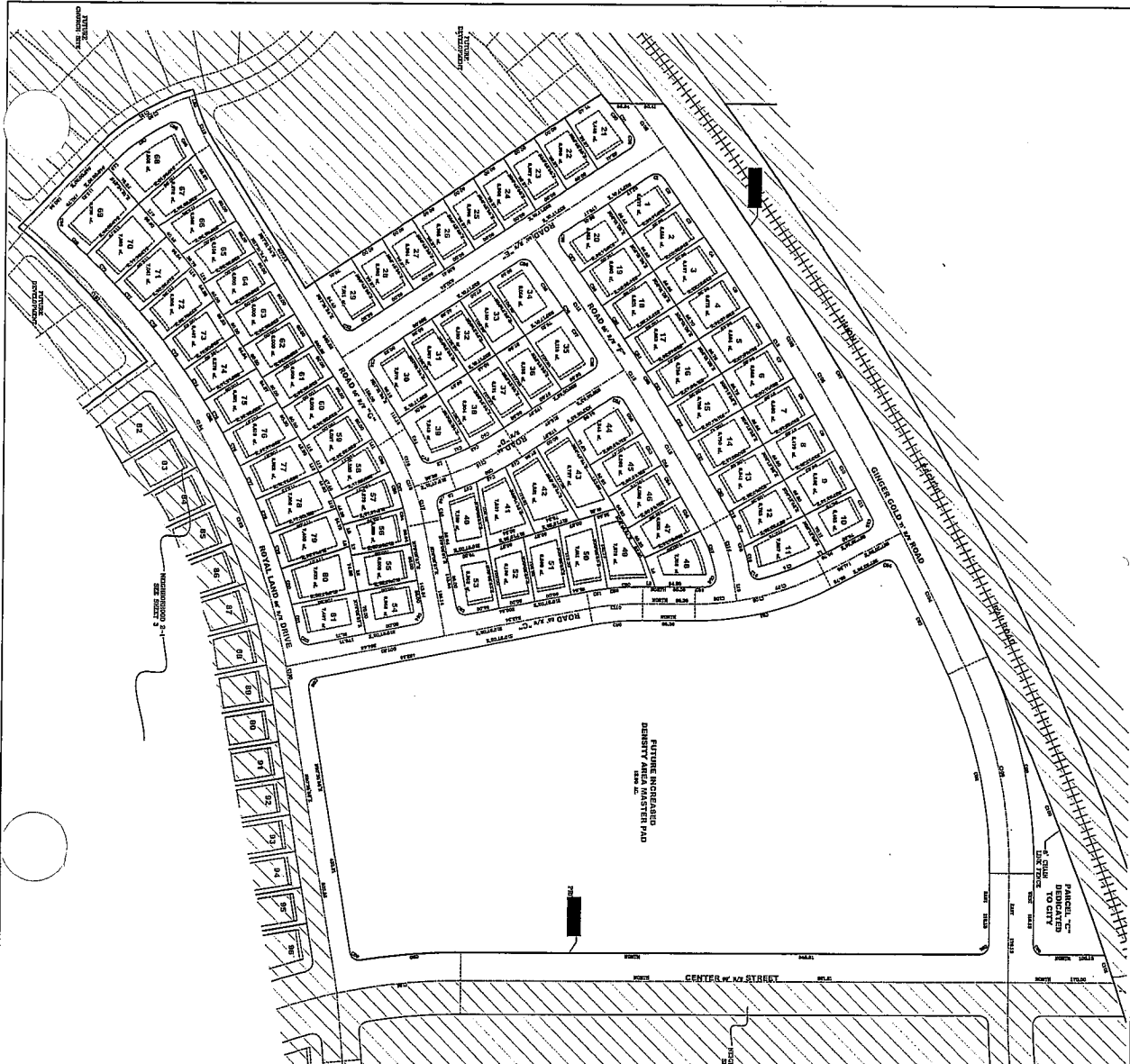
Chris Michalek said he had asked his neighbors about the public notice, and he was the only one who received one. He thought there would be more protests if more people had received a notice. Garrett Seely said 133 notices had been sent. Dennis Marker said the notices had been mailed on Friday, and he had received his on Monday. Zaloma Goodall said when she served on the Planning Commission the notifications had been a big expense.

Mr. Michalek said the area is zoned R-10, and any new developments will have impacts on existing neighborhoods and quality of life. The homes on the East side of Center Street will be rear loaded, which will mean lengths of fencing. Landscaping and buffering from properties to Center Street should be provided to improve aesthetics.

Mr. Michalek said he also was concerned about emergency vehicles using a non-grid system and the impact on neighborhoods of construction vehicles. He said the area of tall narrow homes in Spanish Fork had declined and was now a blight, and he felt this type of construction leads to disintegration of an area.

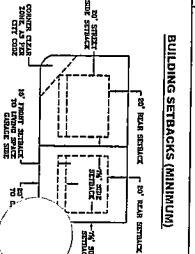
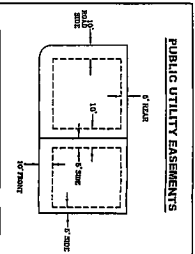
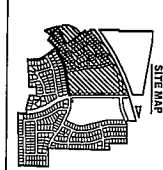
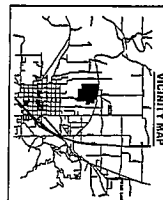
Doug Rhobock made a motion to close the public hearing. Allen Reed seconded the motion. The vote to close the public hearing was unanimous.

Allen Reed made a motion to forward The Orchards subdivision plans to the City Council with a positive recommendation, contingent upon the lot boundary on Lot 358 being corrected. Doug Rhobock seconded the motion. The vote to forward The Orchards subdivision with a positive recommendation was unanimous.



| LINE | TABLE |
|------|-------|
| 1    | 1     |
| 2    | 2     |
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| LINE | TABLE |
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**DEVELOPER**  
SANTAGUIN & ASSOCIATES, INC.  
1744 N. 1000 E.  
SPANISH FORK, UT 84660  
801-798-0555

**ENGINEER**  
JAMES HENRIKSEN  
1000 N. 1000 E.  
SPANISH FORK, UT 84660  
801-798-0555

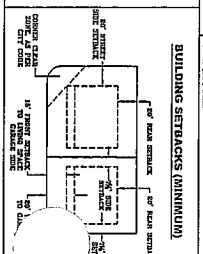
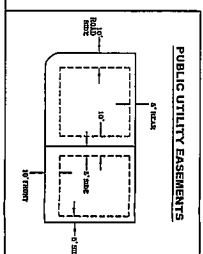
**OWNERS**  
SANTAGUIN & ASSOCIATES, INC.  
1744 N. 1000 E.  
SPANISH FORK, UT 84660  
801-798-0555

**DEVELOPMENT**  
SANTAGUIN & ASSOCIATES, INC.  
1744 N. 1000 E.  
SPANISH FORK, UT 84660  
801-798-0555





| LINE TABLE |           |        |
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|   |      | DRAWN BY: | JLR      | SHEET   |

**DEVELOPER**  
KORNER & ROSENTHAL, INC.  
307 East 200 Street  
ALPHARETTA, GA 30004  
601-372-5077

**OWNERS**  
DORVILLE & BARBERA DEVELOPMENT  
13145 N. 5400 W.  
SALT LAKE CITY, UT 84145  
801-314-5285

**ENGINEER**  
LEE CONSULTING ENGINEERS AND SURVEYORS  
2202 NORTH MAIN  
SALT LAKE CITY, UT 84143  
801-788-0585

**DEVELOPER**  
JAMES STANLEY  
165 East 200 West  
SALT LAKE CITY, UT 84143  
801-714-5822

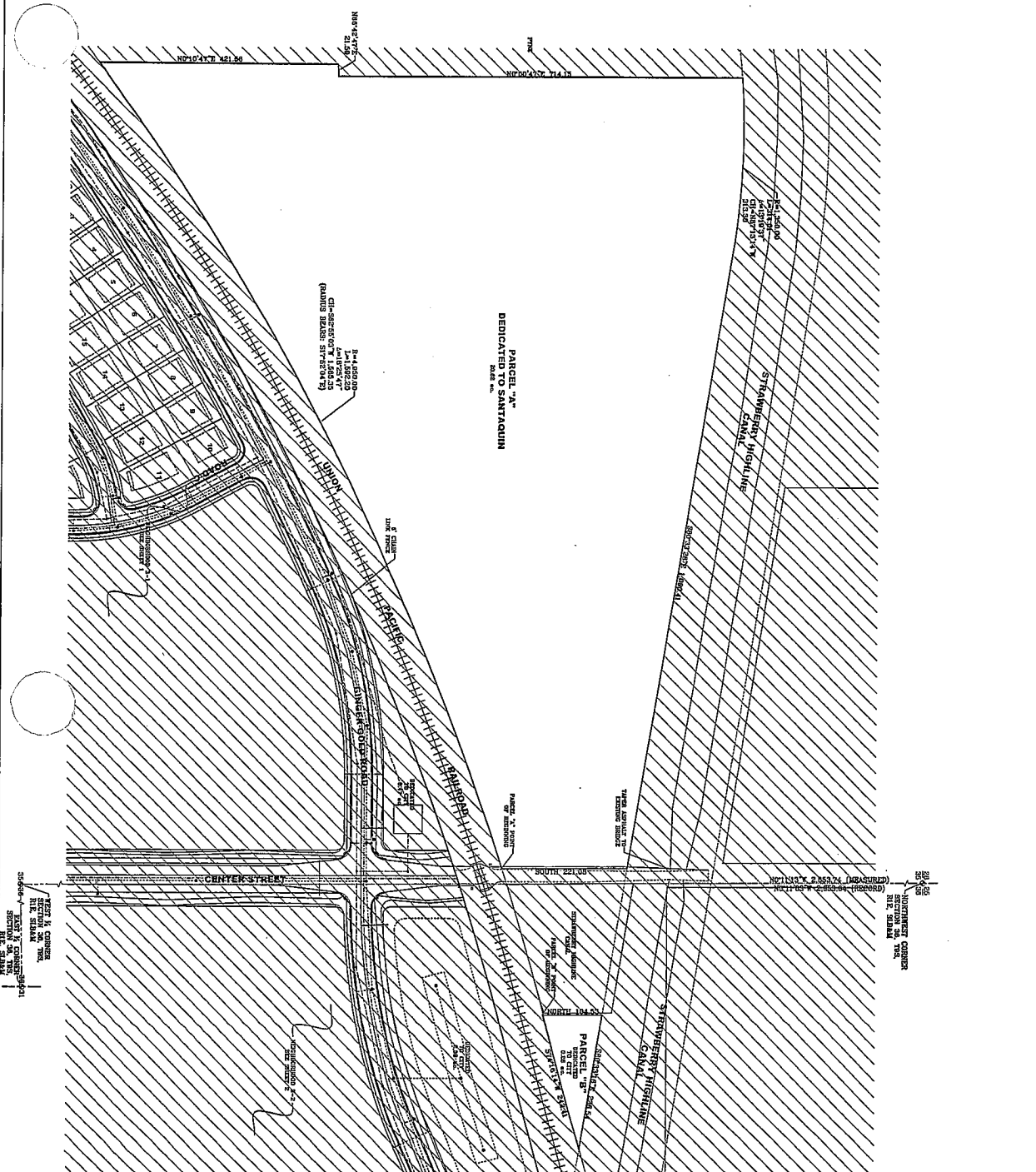
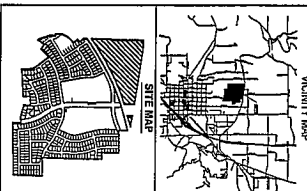
**THE ORCHARDS**  
**ANTAUQUIN, UTAH COUNTY, UTAH**  
**OUT - NEIGHBORHOOD 2-1**

**LEI**  
Consulting Engineers  
and Surveyors, Inc.

3302 No. Main St.  
Spanish Fork, UT 84660  
801-798-0555  
Fax 801-798-9393

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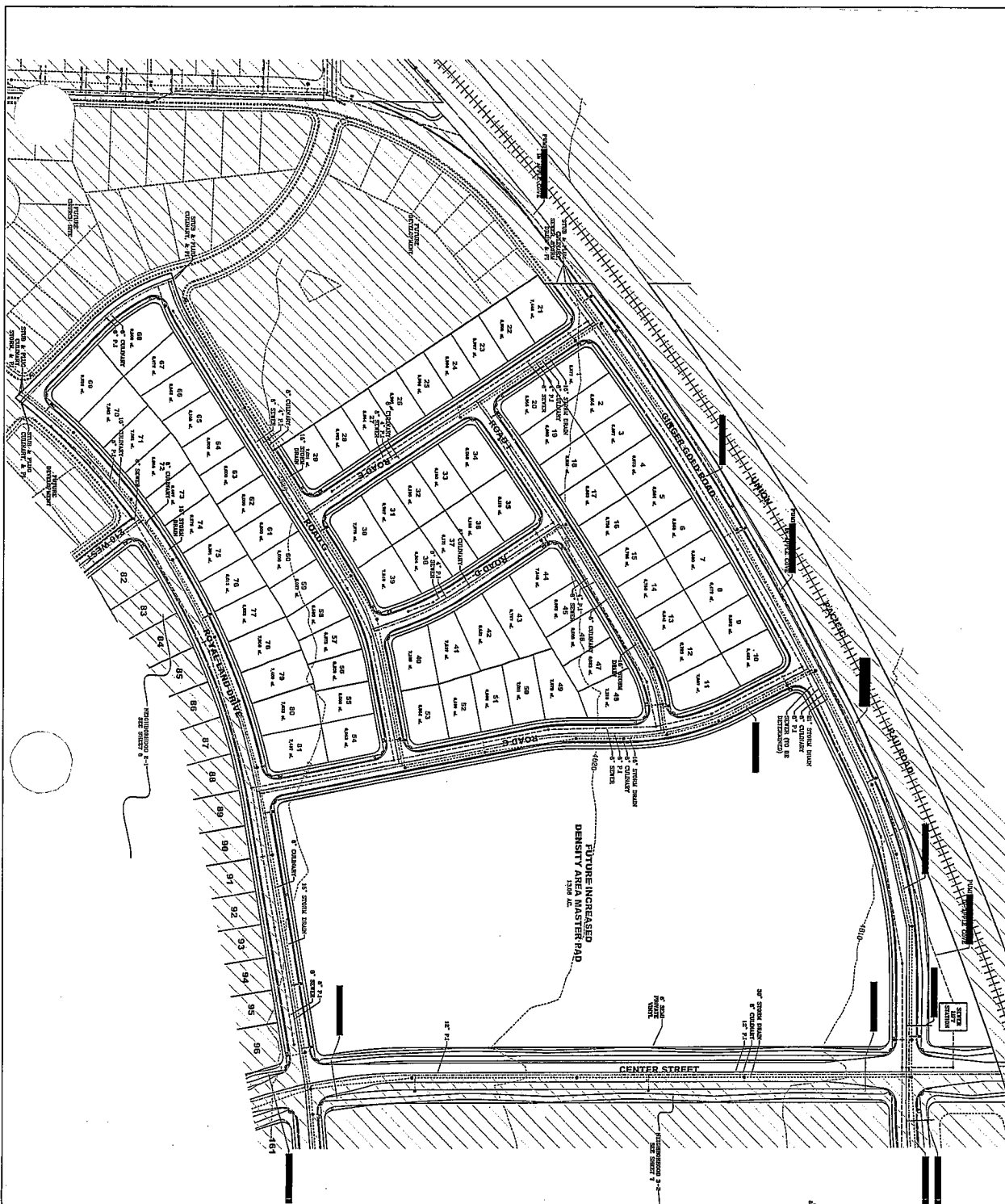


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**THE ORCHARDS**  
SANTAQUIN, UTAH COUNTY, UTAH  
**DEDICATED PARCEL LAYOUT /**  
**UTILITY LAYOUT**

**LEI**  
Consulting Engineers  
and Surveyors, Inc.

3302 No. Main St.  
Spanish Fork, UT 84660  
801-798-0555  
Fax 801-798-9393



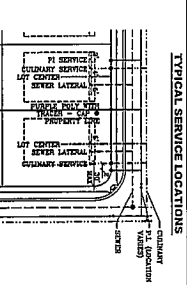
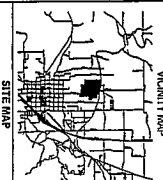
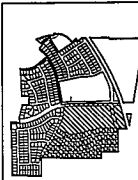
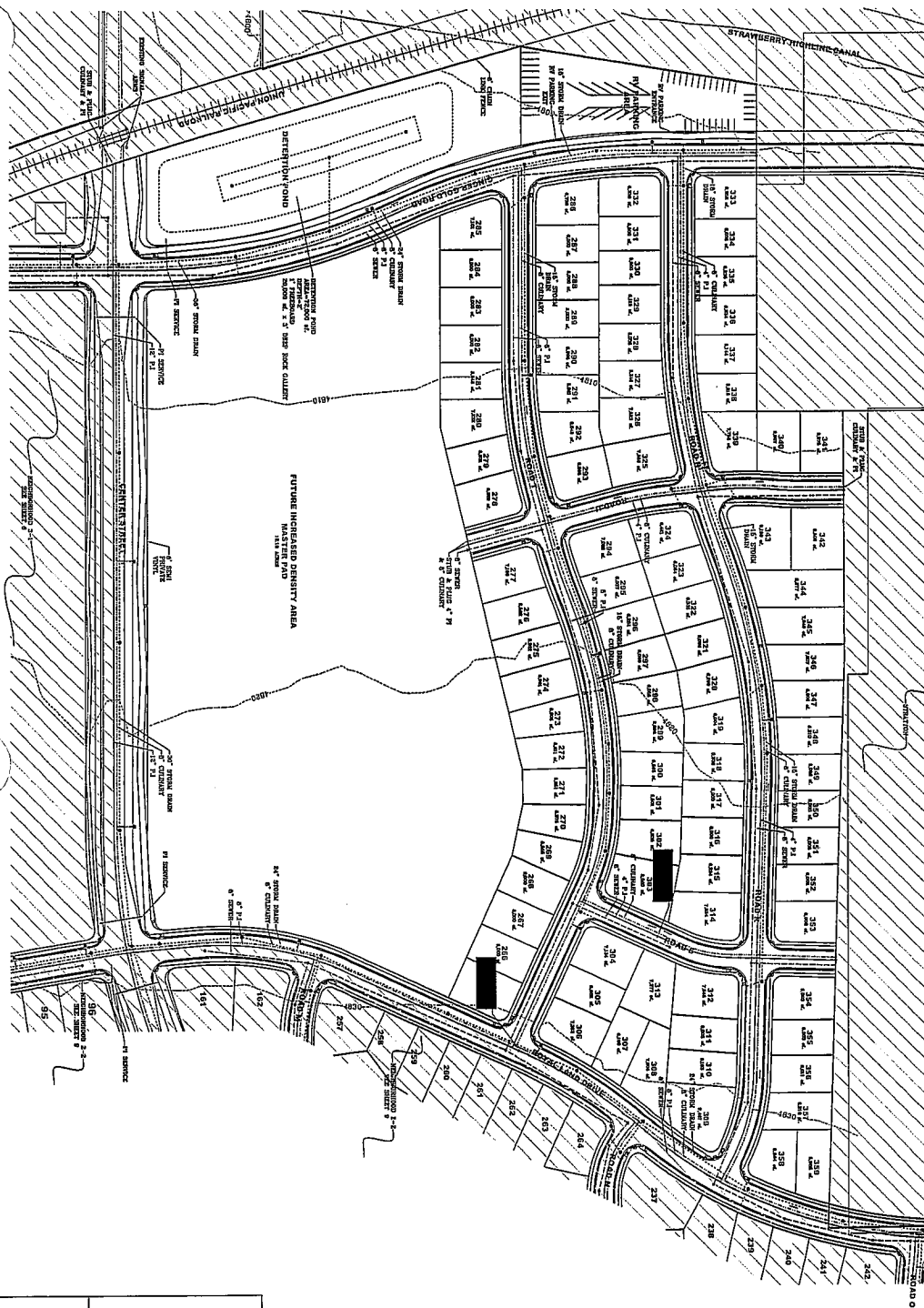
**TYPICAL SERVICE LOCATIONS**

**DEVELOPER**  
SANTAQUIN, UTAH COUNTY, INC.  
307 2nd St. S. Suite 100  
SANTAQUIN, UT 84600  
801-798-0555

**OWNERS**  
SANTAQUIN, UTAH COUNTY, INC.  
307 2nd St. S. Suite 100  
SANTAQUIN, UT 84600  
801-798-0555

**ENGINEER**  
SANTAQUIN, UTAH COUNTY, INC.  
307 2nd St. S. Suite 100  
SANTAQUIN, UT 84600  
801-798-0555

**DESIGNER**  
SANTAQUIN, UTAH COUNTY, INC.  
307 2nd St. S. Suite 100  
SANTAQUIN, UT 84600  
801-798-0555



**DEVELOPER**  
SANTAQUIN, UTAH COUNTY, INC.  
1200 N. MAIN ST.  
SPANISH FORK, UT 84660  
801-798-0555

**OWNERS**  
SANTAQUIN, UTAH COUNTY, INC.  
1200 N. MAIN ST.  
SPANISH FORK, UT 84660  
801-798-0555

**DESIGNER**  
J. L. HARRIS & ASSOCIATES, INC.  
1200 N. MAIN ST.  
SPANISH FORK, UT 84660  
801-798-0555

**PROJECT**  
06-701

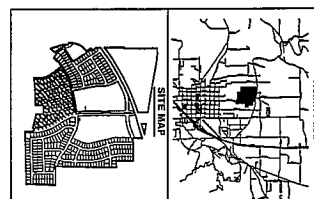
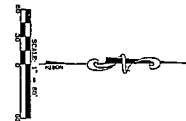
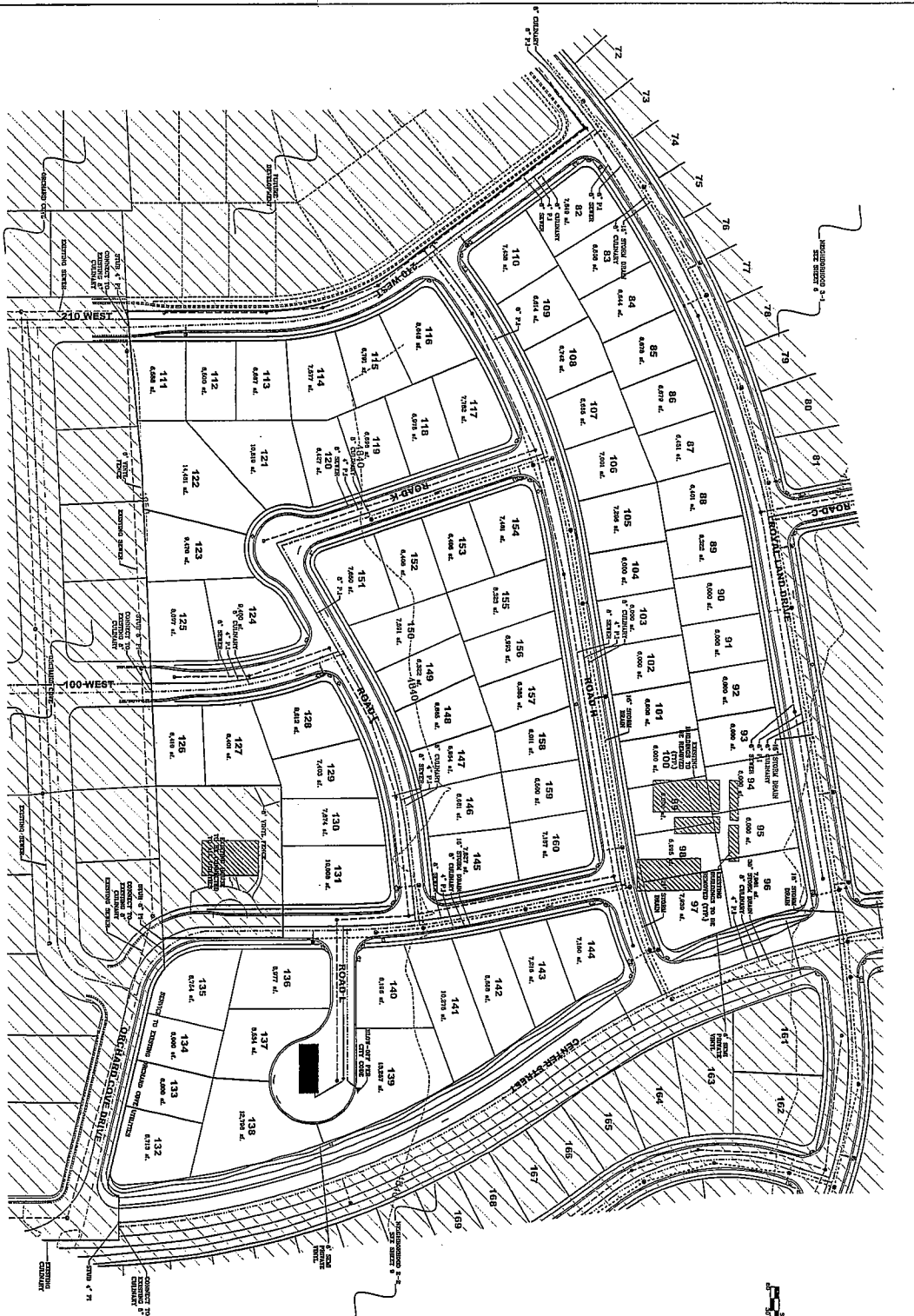
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12/03/06

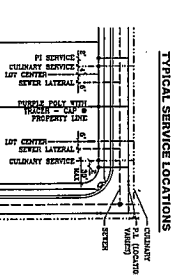
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JLH

**CHECKED**  
JLH

**APPROVED**  
JLH



| REVISION | DATE | BY |
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|          |      |    |



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|-----------|----------|
| DESIGNER: | CJP      |
| DATE:     | 12/22/06 |
| DRAWN BY: | WIT      |

**THE ORCHARDS**  
SANTAQUIN, UTAH COUNTY, UTAH  
**UTILITY LAYOUT - NEIGHBORHOOD 2-1**



3302 No. Main St.  
Spanish Fork, UT 84660  
801-798-0555  
Fax 801-798-9393

**DEVELOPER**  
SANTAQUIN DEVELOPMENT, INC.  
1000 N. MAIN ST.  
SANTAQUIN, UTAH 84660  
801-798-0555

**ENGINEER**  
LEI CONSULTING ENGINEERS AND SURVEYORS, INC.  
3302 N. MAIN ST.  
SPANISH FORK, UTAH 84660  
801-798-0555

**OWNERS**  
SANTAQUIN DEVELOPMENT, INC.  
1000 N. MAIN ST.  
SANTAQUIN, UTAH 84660  
801-798-0555

**THE ORCHARDS**  
NEIGHBORHOOD 2-1





**DEVELOPER**  
SUNBELT & SOUTHERN, INC.  
1100 N. 1000 EAST, SUITE 100  
SPANISH FORK, UT 84660

**ENGINEER**  
JAMES R. JONES, P.E.  
1100 N. 1000 EAST, SUITE 100  
SPANISH FORK, UT 84660

**OWNERS**  
SUNBELT & SOUTHERN, INC.  
1100 N. 1000 EAST, SUITE 100  
SPANISH FORK, UT 84660

**DESIGNER**  
CJP

**DATE**  
10/22/06

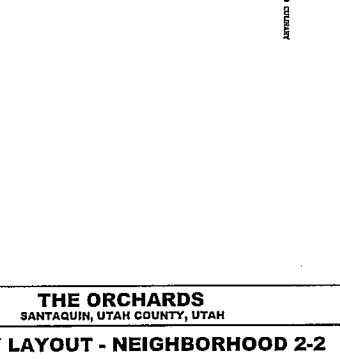
**DRAWN BY**  
JLR

**PROJECT**  
00-701

**SCALE**  
1" = 60'

**SHEET NO.**  
9 OF 10

**UTILITY LAYOUT - NEIGHBORHOOD 2-2**



**THE ORCHARDS**  
TANQUIN, UTAH COUNTY, UTAH

**UTILITY LAYOUT - NEIGHBORHOOD 2-2**

**CONSULTING ENGINEERS AND SURVEYORS, INC.**  
3302 No. Main St.  
Spanish Fork, UT 84660  
801-798-0555  
Fax 801-798-9393

**VICINITY MAP**

**SITE MAP**

**REVISION**

**DATE**

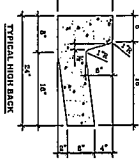
**BY**



SEE SANTAQUIN CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS



### **R STREET CROSS-SECTION**



### **MODIFIED HIGH BACK**

**TYPICAL HIGH BAG**

## 2 CURB & GUTTER DETAILS

### ABSTRACT

[illegible][illegible]**PATCEL.**

WEST FROM THE WEST QUARTER CORNER  
EAST, EAST CANAL RIVER AND MEADOWS  
ALONG THE NORTHERLY LINE OF THE  
1766 ACRES 236.71 FEET LONG; THE  
EAST CANAL RIGHT OF WAY; THENCE



### IDEAL STREET CROSS-SECTION



**LOCAL STREET CROSS-SECTION**



**LOCAL WITH 20" TRAIL CROSS-SECTION**



**CROSS-SECTION (CUL-DE-SAC)**

[illegible]

3302 No. Main St.  
Spanish Fork, UT 84660  
801-798-0555  
Fax 801-798-9393



**Consulting Engineers  
and Surveyors, Inc.**

**THE ORCHARDS**  
SANTAQUIN, UTAH COUNTY, UTAH

**DETAILS**

|           |          |
|-----------|----------|
| PROJECT:  | 06-701   |
| SCALE:    | 1" = 60' |
| SHEET NO: | 10 OF 10 |

|           |        |
|-----------|--------|
| DESIGNER: | CJ     |
| DATE:     | 12/22/ |
| DRAWN BY: | JL     |

**Susan Farnsworth**

**From:** Bradley Olson [bradley.olson@nebo.edu]  
**Sent:** Tuesday, January 09, 2007 10:15 AM  
**To:** Susan Farnsworth  
**Subject:** 319 S. Center

Olsons Garden Shoppe

January 9, 2007  
1190 W. 400 N.  
Payson, Utah 84651

Dear Susan,

I visited the City house on 319 S. Center to look at the trees to see if they were worth saving. The following are a list of the trees on the property:

- 4 Blue Spruce
- 1 Arborvitae
- 1 Utah Juniper
- 1 Catalpa
- 2 Clump Chinese Elm
- 3 Fruit Trees

All of the trees are probably 100 years old, however The Spruce and the Big Catalpa seem to be in pretty good shape.

My recommendations would be to save the two Spruce that go along 300 S., and also the Big Catalpa in the front yard next to Center Street.

The two spruce next to the house will catch fire when they burn down the house so I think they should be removed.

The rest of the trees aren't worth much I suggest removing them.

Thanks,

Bradley V. Olson

East Santaquin Meadows LC  
7067 Commerce Park Drive  
Midvale, UT 84047  
(801) 561-9400

January 2, 2007

City Recorder

City of Santaquin  
45 West 100 South  
Santaquin City, UT 84655

Subject: Request to pay cash in lieu of Water Shares

Respectfully request to appear before the City Council regarding water shares and paying cash in lieu of providing water shares on the project we are planning to develop off Canyon road and 900 South.

We are currently hold Certificates for approximately 29 Shares of water on this property and need about 45. I have tried to obtain water shares and have had a negative response from everyone I have called.

Stefan Chatwin suggested I resubmit this request in our last meeting. I am available to meet in a work session if necessary and am available to answer questions anytime. I can be reached at the number above or via email [cnowell@brubakerconstruction.com](mailto:cnowell@brubakerconstruction.com)

Sincerely,



Chris Nowell  
Construction Manager

CITY COUNCIL JANUARY 17, 2007  
ATTACHMENT "D-2"

Project Acreage 14.67958

10.719624

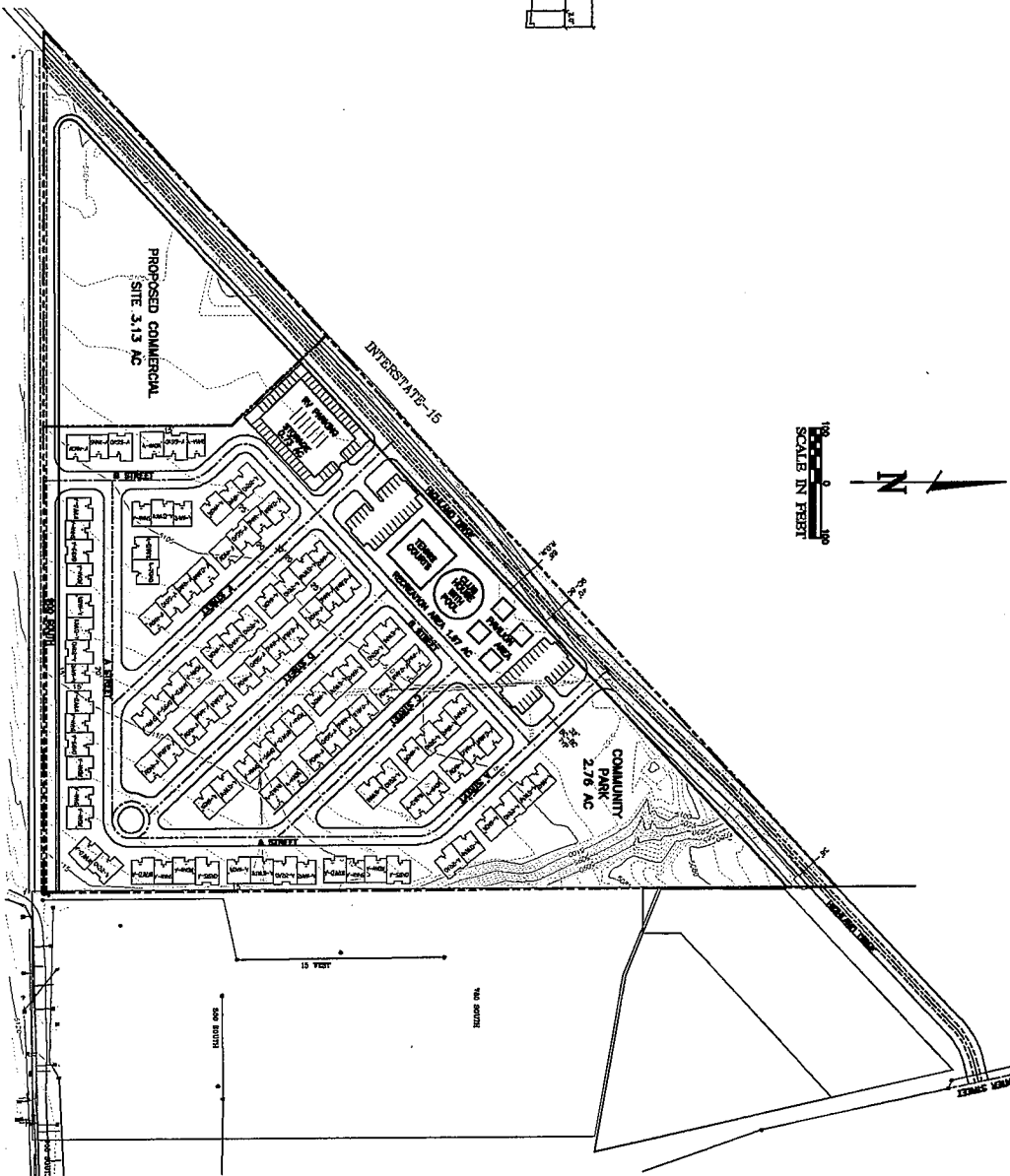
25.459204

x 3 acre foot per acre

76.38 acre feet of water needed

| PROJECT DATA |         |
|--------------|---------|
| AMT          | UNITS   |
| 26.4         | AC      |
| 16.23        | AC      |
| 5.13         | AC      |
| 1.10         | EA      |
| 1.13         | EA      |
|              | DENSITY |

| STREET DATA    |         |
|----------------|---------|
| NAME           | LENGTH  |
| HIGHLAND DRIVE | 2555 LF |
| 800 SOUTH      | 1302 LF |
| A STREET       | 1674 LF |
| B STREET       | 1197 LF |
| C STREET       | 458 LF  |
| D STREET       | 602 LF  |
| E STREET       | 708 LF  |



| <b>CONCEPTUAL PLAN</b><br>FOR<br><b>EAST SANTAQUIN MEADOWS</b><br>SANTAQUIN UTAH |             | <b>BULLOCH BROTHERS</b><br><b>ENGINEERING INC.</b><br>CIVIL ENGINEERS-LAND SURVEYORS-<br>LAND PLANNERS<br>www.bullochbrothers.com | <b>REVISIONS</b><br><table border="1"> <tr> <th>NO</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table> | NO | DESCRIPTION | DATE | BY |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-------------|------|----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| NO                                                                               | DESCRIPTION | DATE                                                                                                                              | BY                                                                                                                                                                                                                                                                                                                            |    |             |      |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                  |             |                                                                                                                                   |                                                                                                                                                                                                                                                                                                                               |    |             |      |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                  |             |                                                                                                                                   |                                                                                                                                                                                                                                                                                                                               |    |             |      |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                  |             |                                                                                                                                   |                                                                                                                                                                                                                                                                                                                               |    |             |      |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                  |             |                                                                                                                                   |                                                                                                                                                                                                                                                                                                                               |    |             |      |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

**Santaquin City Corporation**  
**Application To Appear**  
**Before The City Council**



45 West 100 South, Santaquin, Utah 84655  
(801) 754-3211 Fax (801) 754-3526  
[www.santaquin.org](http://www.santaquin.org)

**Notice:** This application, in addition to any and all required materials for submission of your request, must be turned into the Santaquin City Recorder **before** the specified deadline date and time in order to be placed on an agenda. All meeting dates, times, and deadlines can be obtained from the City Recorder. It is recommended that any questions or concerns be addressed to the respective City Office before this application is submitted.

| <b>Applicant/Developer Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| Applicant/Company:<br>EAST SANTAQUIN MEADOWS L.C.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              | Date of Application:<br>11-21-06                                                                                                                                                                                                                                                                                                                                                                                                                                     | Date of Meeting Requested:<br>12-6-06 |
| Address:<br>7067 Commerce PARK Drive                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              | Telephone:<br>(801) 561-9400 EXT. 104                                                                                                                                                                                                                                                                                                                                                                                                                                |                                       |
| City:<br>MIDVALE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | State:<br>UT | Zip Code:<br>84047                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Alternate Phone:<br>(801) 518-5086    |
| Email Address:<br>Cnowell@brubakerconstruction.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              | Fax:<br>(801) 561-5511                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                       |
| <b>Project Information (if applicable)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                       |
| Date of Submission:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |              | Zone:                                                                                                                                                                                                                                                                                                                                                                                                                                                                | File Number (Office Use Only):        |
| Project Name:<br>EAST SANTAQUIN MEADOWS PUD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              | Acres:                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                       |
| Project Address:<br>Approximately 900 S. BY 1-15 + Canyon Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              | Units:<br>110                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                       |
| <b>Engineer and/or Surveyor Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                       |
| Company/Contact:<br>BULLOCH Brothers Engineering                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              | Attn:<br>Brandon WYATT                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                       |
| Address:<br>1909 W. STATE Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              | Telephone:<br>(801) 763-8467                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                       |
| City:<br>PLEASANT GROVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | State:<br>UT | City:                                                                                                                                                                                                                                                                                                                                                                                                                                                                | State:                                |
| Email Address:<br>brandon.wy@bullochbrothers.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              | Fax:<br>763-8472                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                       |
| <b>Nature of Request</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                       |
| <input type="checkbox"/> Preliminary Subdivision Plat Review<br><input type="checkbox"/> Final Subdivision Plat Review<br><input type="checkbox"/> Commercial/Industrial Project Review<br><input type="checkbox"/> Commercial/Industrial Site Review<br><input type="checkbox"/> Annexation Review<br><input type="checkbox"/> Flag Lot Review<br><input type="checkbox"/> Single Lot Split Review<br><input type="checkbox"/> Code Amendment Request<br><input type="checkbox"/> Rezoning Request Review<br><input type="checkbox"/> Public Forum Item<br><input type="checkbox"/> Discussion Item<br><input checked="" type="checkbox"/> Other REQUEST TO PAY CASH<br>FOR WATER IN LIEU OF WATER<br>Shares |              | Explanation of Request: <u>Request To Pay</u><br><u>CASH in LIEU OF WATER SHARES</u><br><br>City Council meetings are held the 1 <sup>st</sup> & 3 <sup>rd</sup> Wednesday of every month at 7:00 p.m.<br><br>All City Council meetings are held in the City Council Chambers of City Hall located at 45 West 100 South.<br><br>All meeting dates are subject to City-observed holidays, scheduling necessities the City Council's approved yearly meeting schedule. |                                       |
| <b>Office Use Only</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                       |
| Fee (if applicable): _____<br>Meeting Date Assigned: _____<br>Attest: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                       |